



**ZONING BOARD OF APPEALS
TOWN OF GRAFTON**

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**THE COMMONWEALTH OF MASSACHUSETTS
Town of Grafton
BOARD OF APPEALS**

2021/Case #873

VARIANCE

Decision of the Board of Appeals on the petition from Mr. Dave Mason of 7 Dean Farm Road, Sutton. Requesting a variance for:

**FRONTAGE OF 100' WHERE 125' IS REQUIRED AND LOT WIDTH OF 50'
WHERE 125' IS REQUIRED. BOOK: 9411 PAGE: 331**

At their duly held meeting on Thursday, January 14, 2021 the Zoning Board of Appeals took the following action: Motion made by Mr. Yeomans and seconded by Vice Chair, Ms. Desrosiers that the Zoning Board of Appeals grant:

Grant a variance to Mr. Dave Mason of 7 Dean Farm Road, Sutton for the property located at 14 Apple Ridge Lane Rear, North Grafton (Book: 9411 Page: 331) to allow construction of a single-family home with frontage of 100' and a lot width of 50' subject to the following conditions:

C1. The development of the land to accommodate the structures, including accessory buildings would be limited to the defined area only as depicted in Exhibit A.

C2. The 30' no cut zone will be extended on the plans to include the westerly boundary adjacent to 66 and 72 East Street.

FINDINGS:

F1. LOT IS 24.0657 ACRES.

F2. THE LOT CAN SUPPORT A SUBDIVISION OF 11 LOTS.

F3. THE LOT HAS SIGNIFICANT WETLANDS IN THE FRONT AREA THAT PREVENTS A SUBDIVISION FROM BEING BUILT.

F4. THE WETLANDS DO NOT AFFECT THE OTHER LOTS IN THE AREA.

BASED ON F1-F4, THE BOARD FINDS THAT A HARDSHIP OWING TO THE SOIL CONDITIONS AND UNIQUE IN THE ZONING DISTRICT EXISTS.

F5. 14 APPLE RIDGE LANE REAR IS LOCATED IN A RESIDENTIAL NEIGHBORHOOD.
F6. ADDITION OF A HOUSE WILL BE CONSISTENT WITH THE NEIGHBORHOOD.
F7. ADDITION OF THE HOUSE WILL BE CONSISTENT WITH THE INTENT OF THE
ZONING BY-LAW FOR THE R20 DISTRICT AND IS CONSISTENT WITH THE INTENT
AND PURPOSE OF THE BY-LAW.
BASED ON F5-F7, GRANTING THE VARIANCE WILL NOT BE MORE DETRIMENTAL
TO THE NEIGHBORHOOD.

ON A ROLL CALL VOTE:

William McCusker, Chairman: **YES**
Marianne Desrosiers, Vice Chairman: **YES**
Kay Reed, Clerk: **YES**
William Yeomans, Member: **YES**

Brian Waller, Member: **YES**
Carl Parisi, Alternate Member: **PRESENT**
AT HEARING
Alternate Member:

Motion: GRANTED

This decision is final except that any person who may be aggrieved by this decision has the right to appeal to the Superior Court in accordance with the provisions G.L.c.40A.

William McCusker, Chairman 

Marianne Desrosiers, Vice Chairman 

Kay Reed, Clerk 

William Yeomans, Member 

Brian Waller, Member _____

Carl Parisi, Alternate Member _____

, Alternate Member _____

A complete file of this case (*Case # 873/2020*) is on file with the Town Clerk.